

Ref
3-0-4 6-10
3-0-5 6-80
8-0-3 6-70
9-0-7 10-90
8-0-7 11-30

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004235
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT We, VICTOR M. CURTIS and RUTH T. CURTIS, of Waterville, County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations paid by TRAFTON PROPERTIES, INC., a corporation duly organized and existing under the laws of the State of Maine, whose mailing address is Trafton Road, Waterville, Maine, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said TRAFTON PROPERTIES, INC., its successors and assigns forever, the following described parcels of land:

(See Exhibit A attached hereto and made a part hereof.)

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said TRAFTON PROPERTIES, INC., its successors and assigns, to it and its use and behoof forever.

And we do covenant with the said Grantee, its successors and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances; that we have good right to sell and convey to the said Grantee to hold as aforesaid; and that we and our heirs, shall and will warrant and defend the same to the said TRAFTON PROPERTIES, INC., its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we, the said VICTOR M. CURTIS and RUTH T. CURTIS, joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this 18 day of February, 1988.

Signed, Sealed and Delivered
in presence of

[Signature] (to B. T. G.)

Victor M. Curtis
VICTOR M. CURTIS

Ruth T. Curtis
RUTH T. CURTIS

STATE OF MAINE
Kennebec, ss.

FEBRUARY 18, 1988

Then personally appeared the above named Victor M. Curtis and Ruth T. Curtis, and acknowledged the foregoing instrument to be their free act and deed. Before me,

[Signature]
Notary Public/Attorney at Law

(Printed Name)

MY COMMISSION EXPIRES ON _____



6-10

6-80

6-70

10-90

11-30

EXHIBIT A

PARCEL ONE:

A certain lot or parcel of land located on the westerly side of the Eight Rod Road in Waterville, Kennebec County and said State of Maine and further bounded and described as follows, to wit:

Beginning at an iron pin on the westerly side of the Eight Rod Road, said pin marking a southeasterly corner of land now or formerly owned by Fanado Pelotte as recorded in the Kennebec County Registry of Deeds in Book 1044, Page 242 and in Book 1425, Page 691. Thence south fifty eight degrees twenty minutes west (S 58° 20' W) along the westerly line of the Eight Rod Road for five hundred eighty five and one tenth feet (585.1'), more or less, to an iron pin marking the northeasterly corner of other land now or formerly owned by Fanado Pelotte as recorded in the Kennebec County Registry of Deeds in Book 1254, Page 350 and in Book 2136, Page 244. Thence north thirty eight degrees twenty seven minutes west (N 38° 27' W) along the land of said Pelotte, following a fence, for one hundred twenty eight and six tenths feet (128.6'), more or less, to an iron pin. Thence north seventy six degrees forty one minutes west (N 76° 41' W) along the land of said Pelotte for one hundred forty six and seven tenths feet (146.7'), more or less, to an iron pin. Thence north fifty nine degrees fourteen minutes west (N 59° 14' W) along the land of said Pelotte, following a wire fence, for nine hundred eighty one and two tenths feet (981.2'), more or less, to an iron pin on the easterly side of Interstate 95. Thence along the easterly side of Interstate 95, along a curve to the right, with a radius of eleven thousand three hundred thirty four and sixteen hundredths feet (11,334.16'), more or less, and a delta angle of six degrees fourteen minutes twenty six seconds (6° 14' 26"), for an arc length of one thousand two hundred thirty four and five tenths feet (1,234.5'), more or less, to an iron pin marking a corner of land of said Pelotte. Thence south twenty three degrees twenty eight minutes east (S 23° 28' E) along the land of said Pelotte, following a wire fence, for three hundred seventy seven and nine tenths feet (377.9'), more or less, to an iron pin. Thence south thirty degrees thirty seven minutes west (S 30° 37' W) along the land of said Pelotte, following a wire fence, for four hundred sixteen and eight tenths feet, (416.8'), more or less, to an iron pin. Thence south fifty eight degrees fifty four minutes east (S 58° 54' E) along the land of said Pelotte, following a wire fence, for seven hundred sixteen and eight tenths feet (716.8'), more or less, to an iron pin. Thence south twenty four degrees fifty four minutes west (S 24° 54' W) along the land of said Pelotte, following a wire fence, for sixty and two tenths feet (60.2'), more or less, to an iron pin. Thence south fifty seven degrees forty five minutes east (S 57° 45' E) along the land of said Pelotte, following a wire fence, for five hundred thirty four and four tenths feet (534.4'), more or less, to the point of beginning.

The purpose of this deed is to correct the description of Parcel One contained in a Warranty Deed of Victor M. and Ruth T. Curtis to Trafton Properties, Inc. dated January 15, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3295, Page 283.

RECEIVED KENNEBEC SS.

1988 MAR 15 AM 9:00

ATTEST: *James B. Jones*
REGISTER OF DEEDS